



# RESTAURANT/RETAIL FOR LEASE

±2,757 SF AVAILABLE

477 SW 1st Ave, Fort Lauderdale, FL 33301



# PROPERTY HIGHLIGHTS

- 1 +/- 2,757 SF corner retail for lease at new Hanover Riverwalk
  - Large outdoor patio
- 2 Space is expandable up to +/- 3,500 SF total plus outdoor patio
- 3 Grease trap and exhaust in place
- 4 High 18' ceiling heights throughout
- 5 Up to 40 dedicated retail parking spaces on-site
- 6 Valet area and grab & go parking spaces available
- 7 At the base of Hanover Riverwalk, a luxury rental tower with 380 units
- 8 Walking distance to Las Olas Blvd
- 9 Delivering Spring 2025



Conceptual rendering

# AREA DEMOGRAPHICS

3 MILE



147,413  
Population



196,498  
Daytime Population

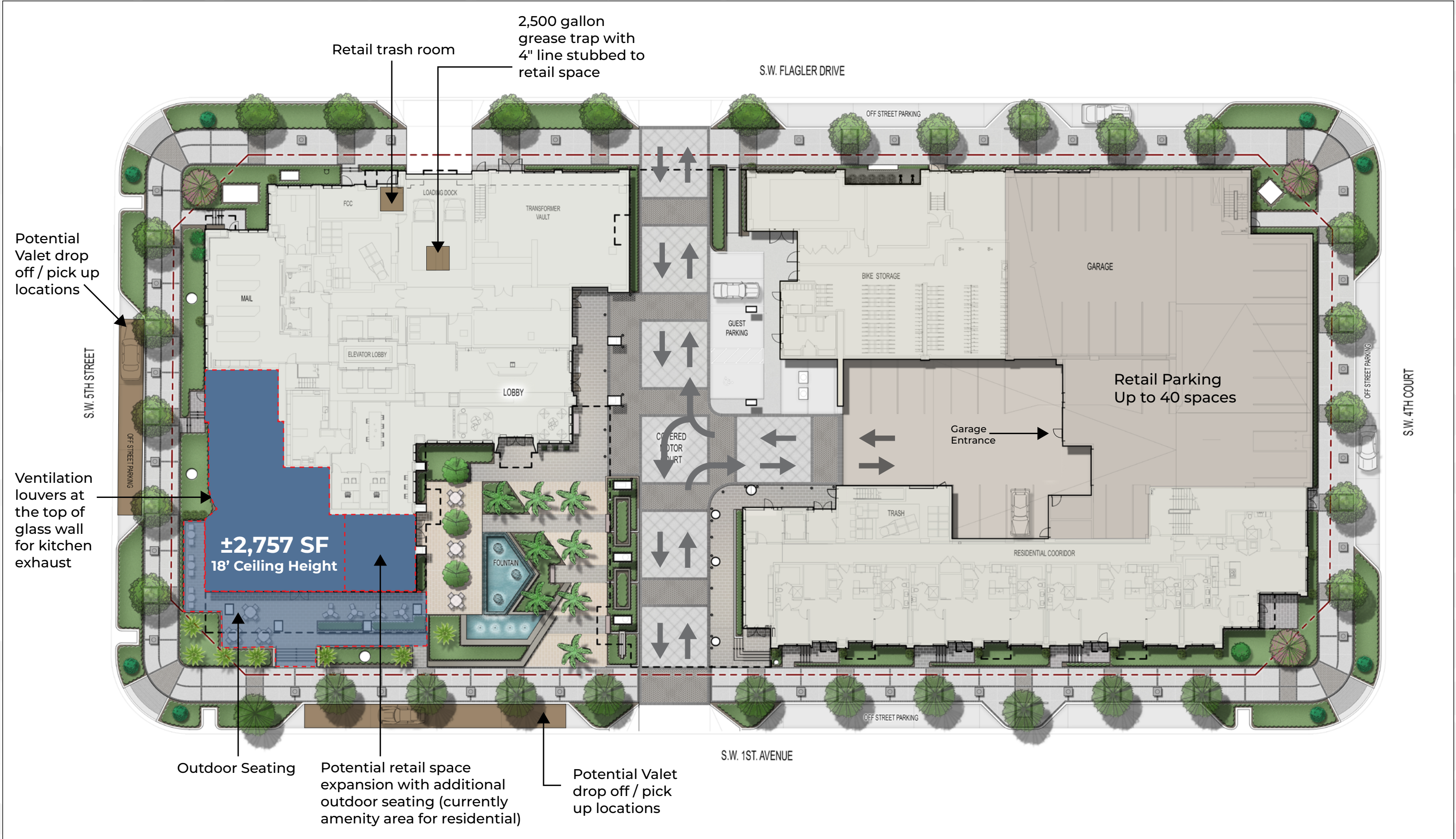


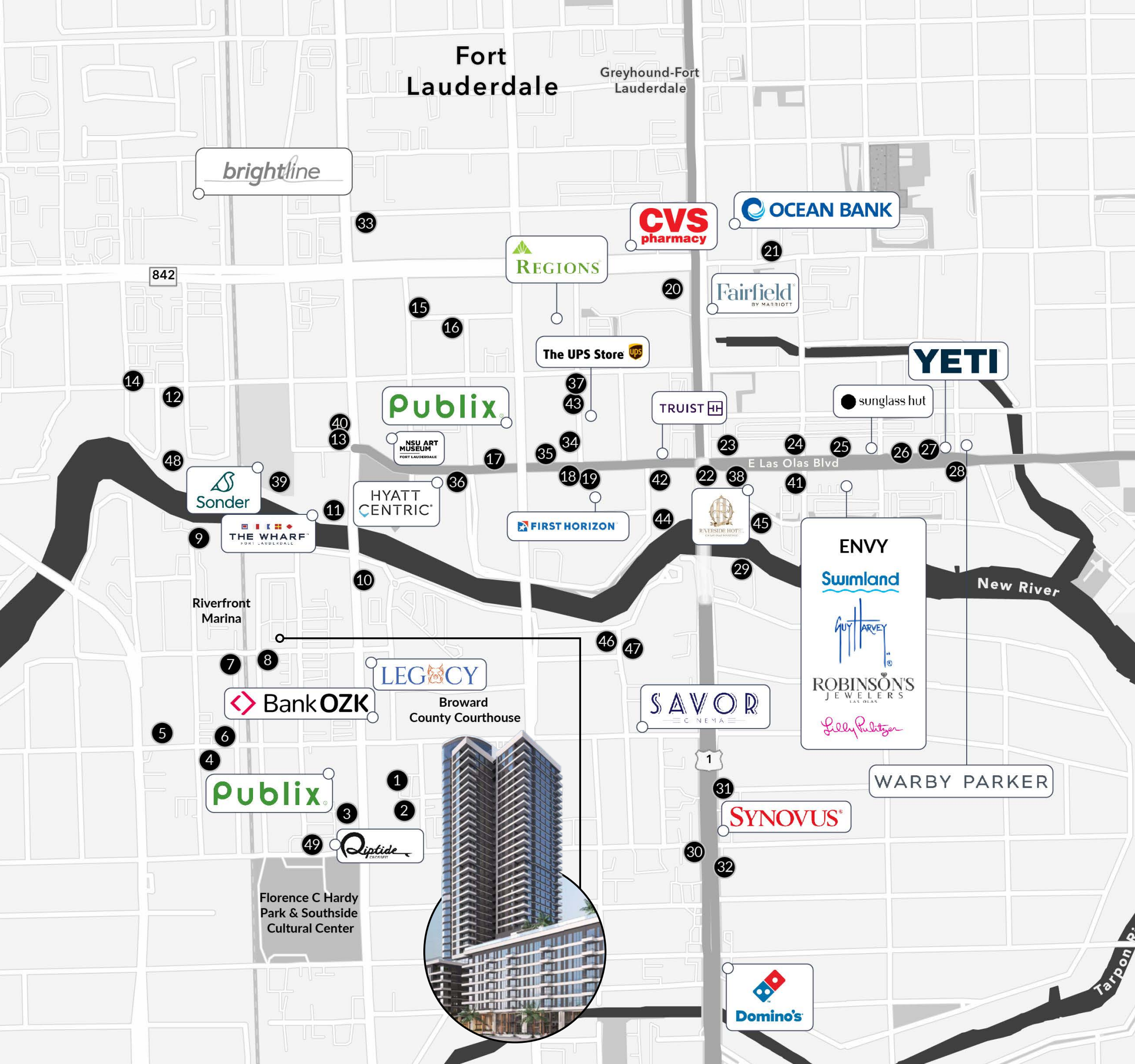
68,247  
Households



\$116,209  
Average HHI

# SITE PLAN - ±2,757 SF





# AREA RETAIL

## ● RESTAURANTS / CAFES / NIGHTLIFE

- |  |   |
|--|---|
| 1. Man vs fries                        | 25. El Camino Fort Lauderdale             |
| 2. Athena Must Have Greek              | 26. Vinos on Las Olas                     |
| 3. Downtown Cigar BAR                  | 27. Ann's Florist and Coffee Bar          |
| 4. Tarpon River Brewing                | 28. Louie Bossi's Ristorante Bar Pizzeria |
| 5. Jerk Machine at Ft Lauderdale       | 29. Artrageous On The River               |
| 6. Wells Coffee Tarpon River           | 30. Phat Boy Sushi                        |
| 7. The Fitz Bar & Lounge               | 31. Canyon Restaurant                     |
| 8. Raw Brewing Company                 | 32. Goji Juicery and Kitchen              |
| 9. Pirate Republic Seafood Restaurant  | 33. Kin Ramen Poke Boba                   |
| 10. The Historic Downtowner            | 34. YOLO Restaurant                       |
| 11. Rivertail                          | 35. Java & Jam                            |
| 12. Original Fat Cats                  | 36. Eddie V's Prime Seafood               |
| 13. Rooftop @1WLO                      | 37. Crema Gourmet Espresso Bar            |
| 14. O-B House - Fort Lauderdale        | 38. Wild Sea Las Olas                     |
| 15. Sarpino's Pizzeria Fort Lauderdale | 39. matchbox                              |
| 16. Ichimora                           | 40. Tin Roof                              |
| 17. Fogo de Chao Brazilian Steakhouse  | 41. Tommy Bahama Marlin Bar & Store       |
| 18. Starbucks                          | 42. IT! Italy Ristorante & Cafe & Bar     |
| 19. Timpano Las Olas                   | 43. Coyo Taco                             |
| 20. Morton's The Steakhouse            | 44. SALT7                                 |
| 21. The Wilder                         | 45. Boathouse At The Riverside            |
| 22. The Cheesecake Factory             | 46. Askaneli Premium Georgian             |
| 23. Big City Tavern                    | 47. Masa & More                           |
| 24. American Social                    | 48. The House on the River                |
|  | 49. Bagels & Co.                          |

# DEVELOPMENT MAP

## HOTELS - EXISTING

- |   |  |   |
|---|--|---|
| 1. <b>Tru by Hilton</b><br>108 Rooms          | 4. <b>Element Fort Lauderdale</b><br>114 Rooms               | 6. <b>Fairfield Inn &amp; Suites</b><br>108 Rooms |
| 2. <b>Home2 Suites by Hilton</b><br>110 Rooms | 5. <b>The Dalmar, A Tribute Portfolio Hotel</b><br>209 Rooms | 7. <b>Hyatt Centric</b><br>238 Rooms              |
| 3. <b>Hampton by Hilton Inn</b><br>156 Rooms  |  | 8. <b>Riverside Hotel</b><br>231 Rooms            |

## HOTELS - UNDER CONSTRUCTION

1. **The Whitfield Las Olas Hotel & Spa**  
140 Rooms

## OFFICE - EXISTING

- |   |  |   |
|---|--|---|
| 1. <b>Plaza at Las Olas</b><br>93,269 SF          | 10. <b>One Financial Plaza</b><br>573,328 SF                           | 19. <b>Las Olas Centre I</b><br>210,225 SF                  |
| 2. <b>200 East Broward</b><br>235,110 SF          | 11. <b>110 Tower</b><br>394,830 SF                                     | 20. <b>SunTrust Center at Las Olas Square</b><br>460,248 SF |
| 3. <b>The Main Las Olas - South</b><br>387,402 SF | 12. <b>Courthouse Place</b><br>66,261 SF                               | 21. <b>888 E Las Olas Blvd</b><br>65,060 SF                 |
| 4. <b>1 East Broward</b><br>350,797 SF            | 13. <b>Museum Plaza on Las Olas</b><br>185,000 SF                      | 22. <b>Himmarshee Landing</b><br>288,385 SF                 |
| 5. <b>Las Olas River House</b><br>18,000 SF       | 14. <b>550 Building</b><br>100,316 SF                                  | 23. <b>Las Olas Square</b><br>60,000 SF                     |
| 6. <b>The AutoNation Building</b><br>204,337 SF   | 15. <b>Broward Financial Centre</b><br>325,492 SF                      | 24. <b>105 N Federal Hwy</b><br>36,193 SF                   |
| 7. <b>300 Las Olas Place</b><br>219,220 SF        | 16. <b>200 E Las Olas</b><br>281,713 SF                                | 25. <b>Victoriana Building</b><br>65,996 SF                 |
| 8. <b>Plaza 100</b><br>165,627 SF                 | 17. <b>350 Las Olas Centre</b><br>264,214 SF                           | 26. <b>1 W Las Olas Blvd</b><br>32,249 SF                   |
| 9. <b>Tower 101</b><br>266,620 SF                 | 18. <b>Bank of America Plaza at Las Olas City Centre</b><br>408,444 SF |   |

## OFFICE - UNDER CONSTRUCTION

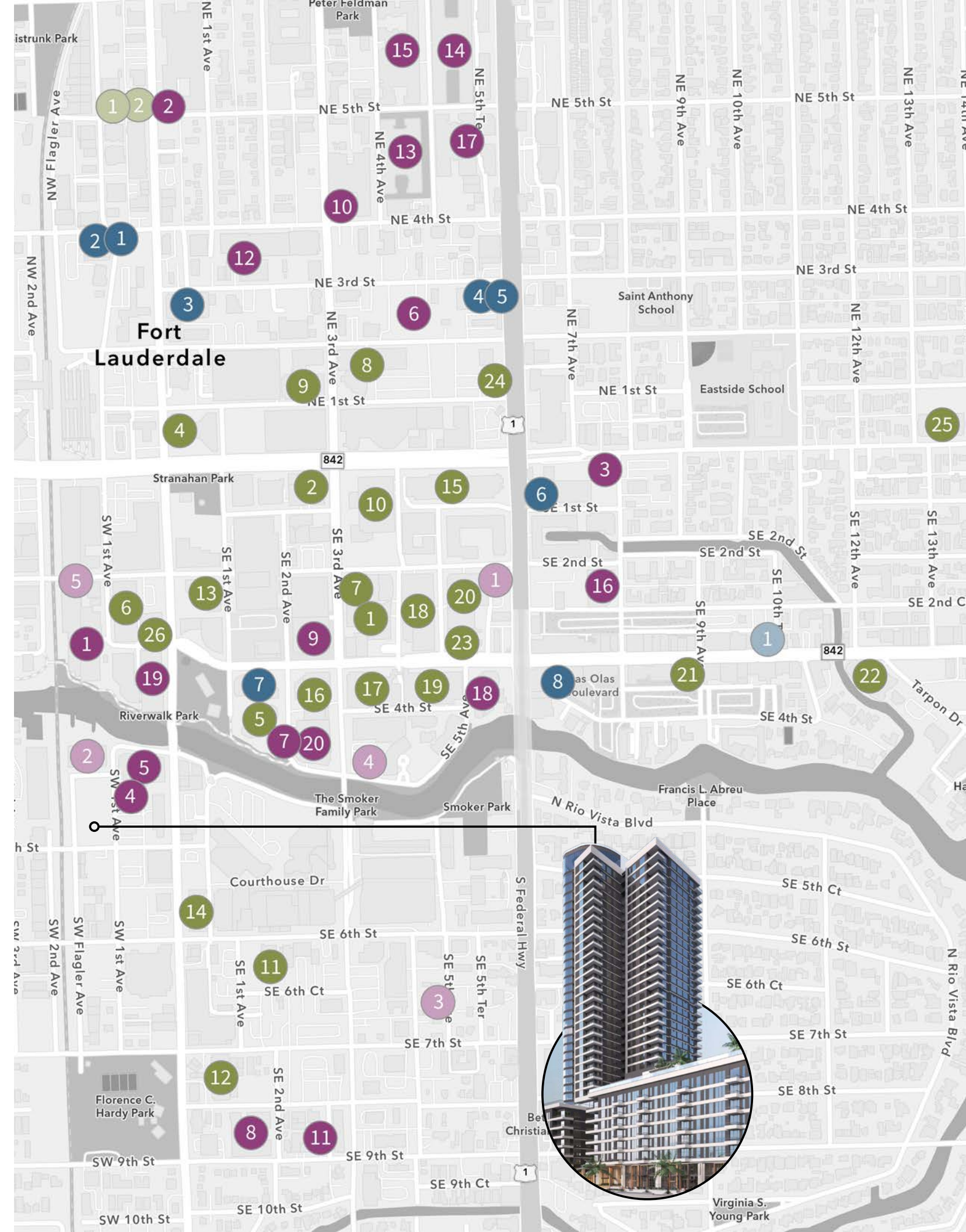
1. **T3 Fat Village West**  
210,000 SF
2. **T3 FAT Village East**  
174,790 SF

## MULTIFAMILY - EXISTING

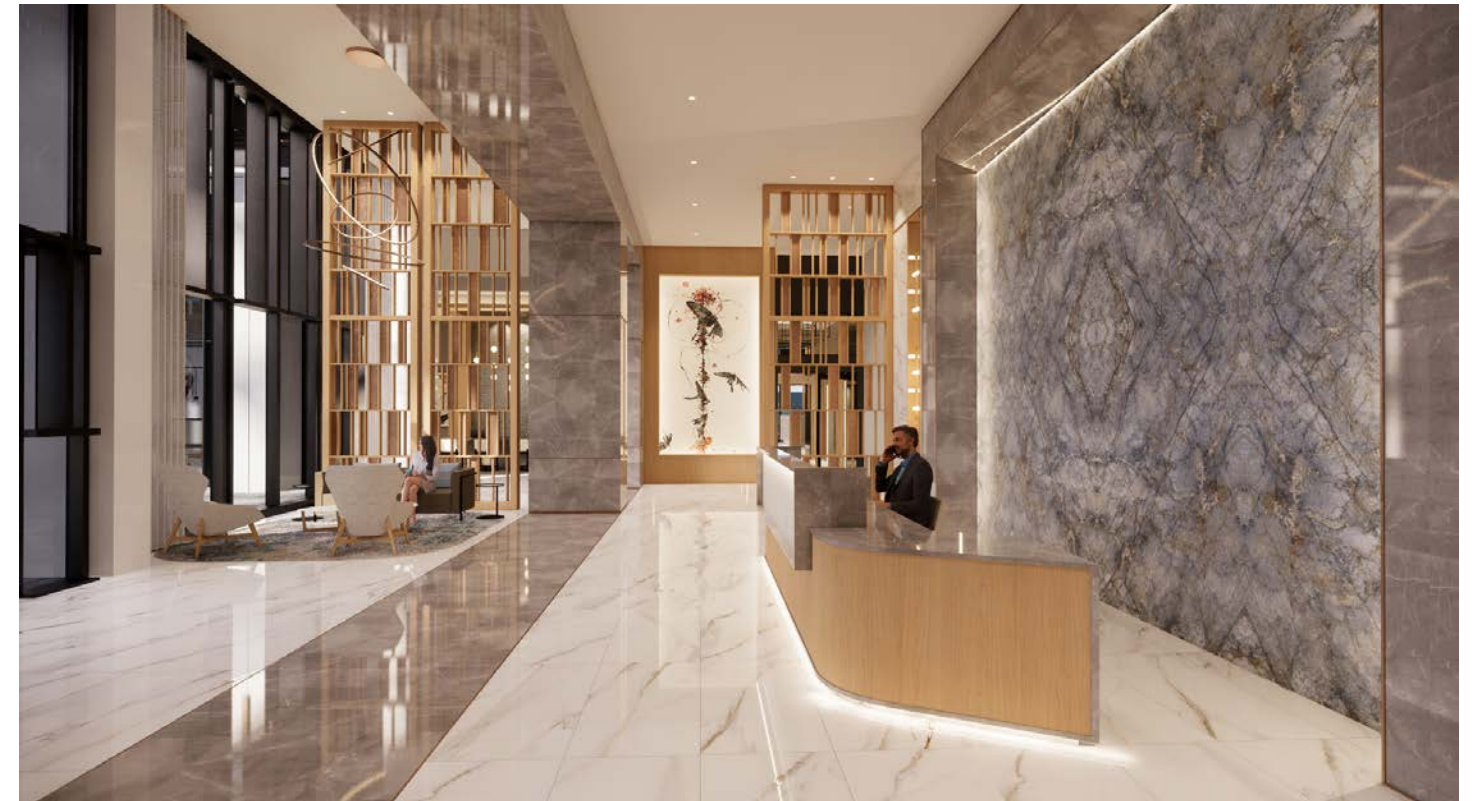
- |   |  |   |
|---|--|---|
| 1. <b>Society Las Olas</b><br>838 Units         | 8. <b>The Queue</b><br>191 Units                     | 15. <b>Solmar on Sixth</b><br>286 Units             |
| 2. <b>Motif at Flagler Village</b><br>385 Units | 9. <b>Novo Las Olas</b><br>341 Units                 | 16. <b>Amaray Las Olas by Windsor</b><br>254 Units  |
| 3. <b>Laureat Apartments</b><br>327 Units       | 10. <b>Pearl Flagler Village</b><br>350 Units        | 17. <b>The Edge At Flagler Village</b><br>353 Units |
| 4. <b>Regatta at New River</b><br>230 Units     | 11. <b>Pinnacle at Tarpon River</b><br>112 Units     | 18. <b>ICON Las Olas</b><br>272 Units               |
| 5. <b>New River Yacht Club</b><br>249 Units     | 12. <b>The Whitney</b><br>386 Units                  | 19. <b>10X Riverwalk</b><br>260 Units               |
| 6. <b>The Rise Flagler Village</b><br>348 Units | 13. <b>Aviah Flagler Village</b><br>218 Units        | 20. <b>Alluvion Las Olas</b><br>380 Units           |
| 7. <b>The Registry Las Olas</b><br>374 Units    | 14. <b>The Manor at Flagler Village</b><br>382 Units |   |

## MULTIFAMILY - UNDER CONSTRUCTION

- |   |   |   |
|---|---|---|
| 1. <b>Veneto</b><br>259 Units               | 3. <b>Advantis Station</b><br>252 Units | 5. <b>Riverwalk Residences of Las Olas</b><br>192 Units |
| 2. <b>Harbour at New River</b><br>233 Units | 4. <b>One River</b><br>251 Units        | 6. <b>Society Las Olas Phase II</b><br>563 Units        |



# CONCEPTUAL RENDERINGS





# CONTACT

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Conceptual rendering